



PRESENT:

Mr. F. Wayne Bass, Chairman
Dr. William P. Brown, Vice Chairman
Mr. Russell Gulley
Mr. Sam R. Hassen
Mr. Reuben J. Waller, Jr.
Mr. Kirkland A. Turner, Secretary to the Commission,
Planning Director

ALSO PRESENT:

Mr. William Dupler, Deputy County Administrator
Community Development
Mr. David W. Robinson, Senior Assistant County Attorney,
County Attorney's Office
Mr. Glenn E. Larson, Assistant Director, Plans
and Information Section, Planning Department
Ms. Barbara Fassett, Planning Manager, Advance Planning and
Research Section, Planning Department
Mr. Zachary Mayo, Planning Data and Geographic Analyst,
Advance Planning and Research Section, Planning Department
Ms. Heather Barrar, Principal Planner, Advance Planning and
Research Section, Planning Department
Mr. James K. Bowling, Principal Planner, Advance Planning
and Research Section, Planning Department
Ms. Pamela Nichols, Clerk to the Commission,
Administration Section, Planning Department
Ms. Emily Masters, Administrative Secretary,
Advance Planning and Research Section, Planning Department
Mr. Gregory E. Allen, Planning Manager, Development
Review Section, Planning Department
Ms. Beverly Rogers, Planning Administrator
Planning Department
Mr. Robert V. Clay, Planning and Special Projects Manager,
Development Review Section, Planning Department
Mr. Bill Wright, Assistant Director Engineering,
Utilities Department
Battalion Chief James Fitch, Fire Administration, Budget & Planning
Fire and EMS
Mr. James Banks, Assistant Director,
Transportation Department
Mr. R. John McCracken, Director,
Transportation Department

Mr. Steve Simonson, Senior Civil Engineer,
Transportation Department
Mr. Dave Wolverton, Microcomputer Analyst
Information Systems Technology
Ms. Cynthia O. Richardson, Director of Planning,
School Administration
Mr. Stuart Connock, Chief of Parks/Design and Construction,
Parks and Recreation
Ms. Deana Haggerty, Grants Coordinator,
Police Department
Ms. Debra Winecoff, Library Services Administrator,
Library Department

WORK SESSION.

Messrs. Bass, Brown, Gulley, Hassen, Waller and staff assembled at 1:00 p. m. in the Public Meeting Room, Chesterfield County Administration Building, 10001 Lori Road Chesterfield, VA, for a work session.

I. CALL TO ORDER.

Mr. Bass called the work session to order in the Public Meeting Room, Chesterfield County Administration building.

II. INVOCATION.

Mr. Bass presented the invocation.

III. PLEDGE OF ALLEGIANCE TO THE FLAG OF UNITED STATES OF AMERICA.

The Commissioners led the Pledge of Allegiance to the Flag.

IV. REQUESTS TO POSTPONE ACTION, EMERGENCY ADDITIONS, CHANGES IN THE ORDER OF PRESENTATION

There were no requests to postpone action, emergency additions, or changes in the order of presentation.

V. APPROVAL OF MINUTES.

On motion of Mr. Waller, seconded by Mr. Gulley, the Commission resolved to approve the April 28, 2011 Draft Comprehensive Plan Minutes.

AYES: Messrs. Bass, Brown, Gulley, Hassen and Waller.

On motion of Mr. Gulley, seconded by Dr. Brown, the Commission resolved to approve the May 17, 2011 Draft Comprehensive Plan Minutes.

AYES: Messrs. Bass, Brown, Gulley, Hassen and Waller.

VI. FUTURE AGENDA DATES AND TOPICS

Mr. Waller stated the meeting dates suggested was very aggressive and there was a lack of clarification on topics to be discussed. Dr. Brown stated that he would like to know the topics for discussions for each meeting; and the topics should be determined prior to the meetings.

Mr. Gulley expressed concern about spending money for the consultants to rerun the models without hearing from the public; he stated that the Land Use and Transportation recommendations should be taken to the public for input before making changes.

In response to Mr. Gulley, Mr. McCracken stated he feels much more comfortable then he did in the past and from his perspective he does not see a lot of expense in running the models for the new recommendations and would not let the expense be the focus of the direction.

VII. PRESENTATION OF REQUESTED INFORMATION FROM PUBLIC FACILITIES DEPARTMENTS

Dr. Cynthia Richardson, Director of Planning, suggested the following changes to the Public Schools portion of the Public Facilities Plan.

Page 15- System Wide Recommendations: Delete wording ~~“Develop and use public sports fields near middle and elementary schools where necessary to make up for any shortfall in athletic field requirements, especially for landlocked or smaller school sites.”~~

Page 15- System Wide Recommendations: Delete wording ~~“Consider co-location opportunities between elementary and middle schools, as well as between middle schools and high schools where possible and appropriate.”~~

Page 16- System Wide Recommendations: Change wording to read: “Consider redistricting to capture enrollment from other districts. ~~Redistrict.~~”

Page 17- System Wide Recommended Building Design Criteria: Delete wording ~~“Where feasible, provide site and enrollment flexibility for schools located in higher density redevelopment areas. Options to encourage this effort could include 1) build multi storied schools; and/or 2) secure agreements with the Parks & Recreation Department to use nearby parks for elementary and middle school athletic use.”~~

Page 17- Recommended High School Site Criteria: Delete wording to read “New facilities should be a minimum of 12 buildable ~~80~~ acres. ~~plus an additional 1 2 buildable acres for every 100 students. Thus, a 2,000 student high school should occupy approximately 32 buildable acres. This does not include areas necessary to meet league requirements for sports where alternative facilities within 10 miles of the school are not available.~~

Page 17- Recommended High School Site Criteria: Add wording to read “New facilities should be located adjacent to, or near, community or regional parks **where feasible.**”

Page 17- Recommended High School Building Design Criteria: Change wording to read “**Consider using** ~~use~~ multi-storied designs to reduce building footprint and site acreage.”

Page 17- Recommended High School Facilities: Delete wording ~~“Expand Meadowbrook: expand the capacity of Meadowbrook by at least 250 students.”~~

Page 17- Recommended Middle School Site Criteria: Delete wording to read "New facilities should be a minimum of ~~12 buildable~~ **42** acres. ~~plus an additional 1 buildable acre for every 100 students. Thus, a 1,500 student middle school should occupy approximately 27 buildable acres. This does not include land that is accessible to the general public maintained as public parks, or areas necessary to meet league requirements for sports where alternative facilities within 10 miles of the school are not available.~~"

Page 17- Recommended Middle School Site Criteria: Add wording to read "Facilities should be located with direct access to at least one major arterial road, **where feasible.**"

Page 18- Recommended Middle School Building Design Criteria: Change wording to read "**Consider using** ~~use~~ multi-storied designs to reduce building footprint and site acreage."

Page 18- Recommended Elementary School Site Criteria: Delete wording to read "New facilities should be a minimum of ~~6 buildable~~ **22** acres. ~~plus an additional 1 buildable acre for every 100 students. Thus, a 900 student elementary school should occupy approximately 15 buildable acres. This does not include land that is accessible to the general public maintained as public parks.~~"

Page 18- Recommended Elementary School Facilities: Delete wording "Expand Hopkins Road Elementary School: increase capacity by at least 100 students, AND expand Beulah Elementary School: increase capacity by at least 150 students."

In response to Mr. Gulley; Dr. Richardson stated that the recommended changes were vetted by the School Board.

Chief James Fitch suggested the following changes to the Fire and Emergency Medical Services section:

Page 5- Recommended Site Criteria: Add wording to read "**Consider co-locating** Fire/EMS facilities with other public facilities for maximum efficiency. **If a Fire/EMS facility is co-located with another public facility, the site must be designed with separate ingress/egress and parking to prevent interruption to Fire/EMS station operations.**

Page 5-Recommended Site Criteria: Add wording to read "Flexibility to site acreage will be provided when considering co-location. Recommended co-location opportunities could include, but need not be limited to, facilities for Police, Parks, ~~and~~ Libraries, **water towers, or telecommunication facilities.**

In response to the suggested changes to the Fire and EMS portion of the Public Facilities Plan proposed by Chief Fitch, Mr. Gulley stated that he did not agree with some of the wording in the second change. Chief Fitch explained that water towers and telecommunications would be ideal partners to co-locate with because they are low volume public facilities and would be accessed only by service personnel and not the high volume of the public.

Mr. Stuart Connock presented the suggested changes that the Parks and Recreation staff made to the Public Facilities Plan and stated they were discussed with the Parks and Recreation Advisory Commission (PRAC) and County Planning staff. He also stated that the Parks and Recreation staff worked through sections that PRAC found interesting to them which included the Vision, Land Use, Natural and Cultural Resources, Public Facilities, and the Action Matrix. He stated PRAC had some additional changes they would like to see the Planning Commission address, that will be coming to the Planning Commission in the form of a letter. Mr. Connock suggested the following changes to the Parks and Recreation Section:

Page 23- System Wide Recommendations: Add wording to read “To the greatest extent practicable, parks, **excluding special purpose parks** should be co-located with compatible public facilities according to park type and should be in close proximity to residential areas.”

Page 23- System Wide Recommendations: Add wording to read “Use the provision of park **athletic** facilities at schools to supplement, or replace through co-location, the need for stand-alone parks **athletic facilities**.”

Page 23- System Wide Level of Service Standard: Change wording to read “Provide 8.9 acres of regional, community, and/or neighborhood parkland per 1,000 persons.”

Page 23- System Wide Level of Service Standard: Add and delete wording to read “Calculation of parkland meeting the overall Level of Service standard **excludes** ~~includes~~ Pocahontas State Park (~~considered a regional park~~) and **includes** recreation facilities co-located at schools.”

Page 24- Regional Parks Recommended Facilities: Change wording to read “Branders Bridge Area: in the vicinity of Branders Bridge and Bradley Bridge Roads north of Woodpecker Road. Park should contain approximately ~~100~~ **115** acres.

Page 24- Regional Parks Recommended Facilities: Change wording to read “Winterpock Area: in the vicinity of Hull Street, Winterpock, and Beach Roads. Park should contain approximately ~~150~~ **175** acres.

Page 24- Recommended Site Criteria: Delete wording to read “Community centers may be located within community parks ~~if sufficient acreage is available and similar public facilities are not provided elsewhere in the area.~~

Page 24- Recommended Site Criteria: Delete wording to read “Community parks should be located with ~~middle and/or high~~ school facilities where possible and be open to the general public during non-school hours.”

Page 24/25- Facility Recommendations: Change wording to read “~~5~~ **6** parks, Midlothian Area: in the area bounded by Route 288, county boundary, and Hull Street Road. (~~480~~ **540** acres)

Page 24/25- Facility Recommendations: Change wording to read “**2** Parks, Dale Area: in the area bounded by Hull Street Road, Route 288, CSX Railroad, and county boundary. (~~160~~ **180** acres)

Page 24/25- Facility Recommendations: Change wording to read “**1** Park, Enon Area: in the area east of I-95 and south of Dutch Gap. (~~30~~ **35** acres)

Page 25- Recommended Site Criteria: Delete wording to read “Neighborhood parks should be co-located with ~~elementary or middle school~~ facilities where possible and be open to the general public during non-school hours.”

Page 25- Recommended Site Criteria: Delete wording to read “Community centers may be located within neighborhood parks ~~if sufficient acreage is available and similar public facilities are not provided elsewhere in the area.~~

Page 25- Facility Recommendations: Delete wording “~~Reymet Area: in the vicinity of Reymet Road and I-95.~~”

Page 25- Facility Recommendations: Add wording to read “As needed: **This category should be used to supplement over all park shortfalls in specific geographies** and require neighborhood parks as part or development proposals to address shortfalls in acreage of other recommendations.”

Page 26- Facility Recommendations: Add and delete wording to read “Countywide: acquire access/land along the county’s waterways, ~~environmental, historic, and cultural areas~~ **and cultural, historical or environmental land, sites, structures or areas that would preserve the history, culture and natural beauty of the county.**

Page 26- Community Centers: Delete wording to read “Community Centers should be located within parks. However, if sufficient acreage is not available in park areas and similar public facilities are not provided elsewhere in the area, other public sites may be considered for alternative locations.”

Page 29- Neighborhood Park Facilities Map: Delete ~~Proposed Facility~~. Correct park names: **5 is #6; change locations, 4 is #3; Fernbrook, 3 is #4; Davis Elementary Athletic Complex, 6 is #5; Greenfield.**

Ms. Debra Winecoff, Library Services Administrator, responded to questions from the Commission relative to site criteria recommendations.

Page 12- Recommended Site Criteria: Change wording to read “New facilities should be between ~~2.5~~ **6** and **10** ~~3.5~~ buildable acres.”

Mr. Rob Robinson noted the County Attorney’s Office recommendation in relation to adequate facilities to be put in the appropriate section of the Public Facilities Plan. The additional language reads “**The County may consider recommended levels of service for public facilities during consideration of zoning applications, but the fact that public facilities in the area of the zoning application do not meet the recommendations of this Plan cannot, standing alone, justify denial of the rezoning application.**”

In response to Mr. Gulley, Mr. Turner stated Mr. Key had a scheduling conflict and once he gets clarification about his question he will put something into a format for distribution to the Planning Commission.

VIII. ADDITIONAL LAND USE AND TRANSPORTATION ANALYSIS

Mr. Turner recommended that the Planning Commission give staff clear direction about changes to the Land Use Map and densities on the meeting scheduled for June 30, 2011.

Mr. Gulley requested a map of the Upper Swift Creek so that he may collaborate with Messrs. Bass and Waller about reducing densities in the Upper Swift Creek Watershed.

In response to Mr. Bass, Ms. Barrar stated that there are drinking water overlays and several other strategies to reduce pollution regarding water quality in the action matrix.

In response to Mr. Bass, Mr. McCracken stated that although he had not talked to the consultants about the scope, he did not see it taking longer than the end of August to rerun the models. In response to Mr. Bass, Mr. Turner stated that in order to run the model staff needs a buildout database which depends on the Countryside designation and the change in densities along Corridors and Centers.

IX. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Mr. Gulley, seconded by Mr. Hassen, that the meeting adjourned at 2:50 p.m. to Thursday, June 23, 2011 at 1:00 p.m., in the Public Meeting Room, Chesterfield County Administration Building, Chesterfield, Virginia.

Chairman/Date

Secretary/Date